

AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting, March 7, 2006
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room - 8:30 a.m.

NEW BUSINESS

1. Harper Second Dwelling Unit; ZAP 05-005, Valle de Oro Community Planning Area, RR2; Rural Residential Use Regulations (Hogan)

The project is a Minor Use Permit to allow a 1,200 square-foot second dwelling unit at 43% percent the size of the existing main dwelling unit, which is 2,771 square-feet. The project is sited on property zoned RR2, Rural Residential, which permits second dwellings units that exceed 30 percent of the living area of the primary residence up to a maximum of 50 percent or 1,200 square feet (whichever is less) upon approval of a Minor Use Permit pursuant to Section 6156.x.12 of the Zoning Ordinance. The subject property has a General Plan designation of (3) Residential Use within a Current Urban Development Area Regional Category and is at 10655 Itzamna Road in La Mesa.

“THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO’S WEBSITE AT “WWW.CO.SAN-DIEGO.CA.US”. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT WWW.SDCDPLU.ORG.

OFFICE OF THE ZONING ADMINISTRATOR

Meeting of March 7, 2006

1. Harper Second Dwelling Unit; ZAP 05-005, Valle de Oro Community Planning Area, RR2; Rural Residential Use Regulations (Hogan)

Project Location: The project site is located at 10655 Itzamna Road, La Mesa, CA 91941, in the Valle de Oro Community Planning Area.

Project Description: The project is a Minor Use Permit to allow a 1,200 square-foot second dwelling unit at 43% percent the size of the existing main dwelling unit, which is 2,771 square-feet. The project is sited on property zoned RR2, Rural Residential, which permits second dwellings units that exceed 30 percent of the living area of the primary residence up to a maximum of 50 percent or 1,200 square feet (whichever is less) upon approval of a Minor Use Permit pursuant to Section 6156.x.12 of the Zoning Ordinance. The subject property has a General Plan designation of (3) Residential Use within a Current Urban Development Area Regional Category.

A Minor Use Permit is required because the living area of the second dwelling unit exceeds 30% of the main dwelling unit's living area.

The project site is a .53 acre parcel on the corner of Itzamna Road and Nabal Drive in the Valle de Oro Community. The site is surrounded by similarly sized and smaller lots developed with single-family residences and accessory structures. Surrounding parcels for several blocks in all directions share the RR2, Rural Residential Zoning and half-acre minimum lot size regulations. However, the subject property is one of the larger parcels in the immediate area. The subject parcel is .53 acres or 23,152 square-feet and many surrounding lots are little more than 10,000 square-feet. Existing lot sizes in the immediate area range from 10,100 square-feet to more than 34,000 square-feet. The neighborhood has long been developed and the age of the neighborhood is evident through the differing styles of the homes and the mature landscaping. Each parcel is unique in its development and layout and the architectural styles of the homes range widely from one property to the next. The project site is no exception. The site is currently developed with a 2,771 square-foot, two-story, beige stucco and tile roofed house, a 660 square-foot detached garage and a 484 square-foot barn. The primary dwelling unit is located in the northwest corner at a high point on the parcel. Located down grade from the house in the southeast corner of the lot are the detached garage and the barn. Located behind the primary dwelling and the accessory structures is a pool and associated hard-scape and landscaping.

The existing primary dwelling unit is a two-story structure and this project is proposed at two-stories. The first story is comprised of a 480 square-foot garage and is only visible from the south and east. The second story is made up of the

living area of the second dwelling unit. Currently passer-by's on Nabal Drive may see the existing detached garage and the existing barn. These structures are pushed to the farthest possible point away from either Nabal Drive to the west and Itzamna Road to the north, thus reducing the possibility of extended views from these points. Also, this structure is proposed in an area downgrade of Itzamna Road, thus further reducing the potential of an extended view of the structure. The grade of the property and the design of the proposed unit create the effect of looking at a single story structure when viewed from the north and west. Views from the north and west, which are from Itzamna Road and Nabal Drive respectively, can be considered the more sensitive views because the potential for more viewers.

This proposed structure will replace an existing barn. The removal of the barn and the placement of this proposed accessory unit will allow this property to retain its current character with regards to scale and bulk. This is especially true when viewed from the west since this is currently the most direct view of the proposed location and the existing barn. Views from the north, east, south and somewhat to the west are obscured by thick, matured landscape material synonymous with this portion of the Valle de Oro community character.

The access to the proposed dwelling will consist of extending the existing driveway to curve down and around the south side of the unit where it will tie into the garage on the bottom story. The driveway will not change in appearance where it ties into Nabal Drive. The entrance to the second dwelling unit is also located on the south side and does not face any street.

Environmental Status: It is hereby found that the proposed project is exempt from the California Environmental Quality Act as specified under Section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated February 13, 2006 on file with DPLU Project Number ZAP 05-005.

Planning Group/Public Comments: On April 5, 2005, the Valle de Oro Community Planning Group voted 14-0-1 to recommend denial of the proposed second dwelling unit. The objection is outlined below. (The comment letter dated April 6, 2005 is attached.)

1. "The larger size of the second dwelling unit's structure and its location in relation to the main residence and accessory buildings would cause the new structure to stand out as a separate dwelling and result in the appearance of incompatible high-density, small-parcel development. This would have a harmful effect on the desirable semi-rural character of the neighborhood. Therefore, the required findings for harmony in density (7358a.1) and neighborhood character (7358a.3) cannot be made for this project and it should be denied."

Response:

The proposed second dwelling unit will replace an existing accessory unit called out as a barn on the plot plan. The removal of the barn and the placement of this proposed accessory unit will allow this property to retain its current character with regards to scale and bulk. This is especially true when viewed from the west since this is currently the most direct view of the proposed location and the existing barn. Views from the north, east and south are obscured by thick, mature landscape material synonymous with this portion of the Valle de Oro Community character. Views from these directions are also obscured due to the topography of the lot and the placement of the surrounding residences. Also, the existing detached garage, which is to remain, will shield a large portion of the proposed unit from the view of passer-by's on Nabal Drive, thus leaving only a small portion of the proposed unit visible in this area.

The proposed unit will utilize the existing driveway thus negating the need for additional access. If additional access was proposed it would be more likely to create the appearance of the creation of an additional lot. The main entrance and the garage entrance will not face the two roads adjacent to this property. The structure will be setback from the roads and property lines in such a way that it will both meet the setback requirements and be less noticeable from key view points. Key view points can be considered to be from Itzamna Road and Nabal Drive because there is the most potential for a passer-by to view the proposed unit from these points. The project site, much like the surrounding area has thick, mature landscaping and this will ensure the unit will be shielded from the view of most passer-by's.

This parcel is one of the larger one's in the immediate vicinity, thus the addition of a second dwelling unit will be easily accommodated and will not have an obtrusive effect as it might on a smaller parcel. Also, the proposed unit is near an existing pool located behind the primary dwelling and is not segregated from the yard or pool in any way. When this layout is viewed by passer-by's it would most likely be understood as a pool-house, a recreation room or some other type of accessory structure and less likely to be thought of as another single-family dwelling unit on a separate lot.

In addition, Section 6156x 8. requires the architectural design, building materials, colors and, if provided, covered parking to be substantially the same as those of the primary dwelling. By meeting this requirement the second dwelling unit will not appear to be another, smaller parcel because the nature of the development in this area is custom built single-family residences, each with a character all its own. Each lot has a home that is unlike the next one. By virtue of resembling the primary unit, the secondary unit is not likely to be mistaken for a separate development or high-density, small parcel development.

Findings for this project with regards to section 7358 a, 1-6 are given in detail in the attached decision.

No public comments were received.

Recommendation: Grant the attached Form of Decision approving Minor Use Permit ZAP 05-005 with the appropriate findings made and including those requirements and conditions necessary to ensure the project is implemented in a manner consistent with the Zoning Ordinance.

March 7, 2006

David & Ann-Michele Harper
3504 Niblick Drive
La Mesa, California 91941

DRAFT

FINAL DECISION OF THE ZONING ADMINISTRATOR
Minor Use Permit

APPLICATION NUMBER: ZAP 05-005 APN: 501-064-01
KIVA NUMBER: 05-0038720
NAME OF APPLICANT: David & Ann-Michele Harper
LOCATION OF PROPERTY: This project is located at 10655 Itzamna Road, La Mesa, CA 91941

DECISION:

Grant in substantial conformance with the approved plot plan and elevations, dated, August 11, 2005 consisting of four sheets, a Minor Use Permit to authorize the construction of a 1,200 square foot second dwelling unit with attached 480 square-foot garage in conjunction with an existing 2,771 square foot single-family residence pursuant to Section 6156.x.12 of the Zoning Ordinance.

Compliance with other applicable San Diego County codes, ordinances, and requirements is required unless otherwise noted.

CONDITIONS:

The following conditions are imposed with the granting of this Minor Use Permit:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

A. Prior to obtaining any building permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:

1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
2. Submit a notarized and recorded copy of an Agreement between the owner and the County of San Diego on form DPLU/CO #653. Said Agreement shall state the owner understands and will abide by the requirements of Section 6156.x. and any other applicable provisions of the Zoning Ordinance, and that said Agreement is binding on all successors in interest to the subject property as long as the second dwelling unit is used or maintained for use as a second dwelling unit.
3. The project is required to pay the Transportation Impact Fee (TIF) in accordance with County Ordinance # 9712.
4. Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.
5. A grading permit will be required prior to commencing of the grading where quantities exceed 200 cubic yards of material and/or cuts or fills of eight-feet (8') or more in height per criteria of Section 87.202 of the County Code.
6. The applicant is responsible to obtain approval for the design and construction of all driveways and turnarounds to the satisfaction of the San Miguel Fire Protection District Department and the Director of Public Works.
7. Cause to be granted an Irrevocable Offer of Dedication for real property for public road required to twenty-six feet (26'), for Itzamna Road on the southerly side of the centerline, plus slope rights, drainage easements,

and a twenty-foot (20') radius corner rounding at the intersection with Nabal Drive. All of the above shall be to the satisfaction of the Director of Public Works.

8. Cause to be granted an Irrevocable Offer of Dedication for real property for public road required to twenty-six feet (26'), for Nabal Drive on the easterly side of the centerline, plus slope rights, drainage easements, and a twenty-foot (20') radius corner rounding at the intersection with Itzamna Road. All of the above shall be to the satisfaction of the Director of Public Works.
 9. The applicant shall sign a covenant agreeing not to oppose the formation of a Road Improvement District (RID) for Itzamna Road and Nabal Drive.
 10. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition(s) A-3 through A-9 have been completed to that department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:
1. Submit photographic evidence to the satisfaction of the Director of Planning and Land Use that the architectural design, building materials, colors, and (if provided) covered parking are substantially the same as that of the primary dwelling.
 2. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "Physically, there is a minimum adequate unobstructed sight distance in both directions along Nabal Drive from the project driveway, for the prevailing operating speed of traffic on Nabal Drive, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required." These certifications shall be to the satisfaction of the Director of Public Works.
 3. Comply with street lighting requirements as follows:
 - a. Transfer the property subject to this Minor Use Permit (ZAP 05-005) into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.

4. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition(s) B-2 and B-3 have been completed to that department's satisfaction.
- C. The following conditions shall apply during the term of the Minor Use Permit:
1. Separate sale or ownership of the second dwelling unit from the primary dwelling located on the same lot is prohibited unless a subdivision is created pursuant to the Subdivision Ordinance.
 2. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 3. The applicant shall allow the County to inspect the property for which the Minor Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Minor Use Permit. If the County determines the applicant is not complying with the Minor Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.
- D. The Minor Use Permit expires on March 7, 2008 unless construction and/or use in reliance has started, or unless an extension has been granted previously by the Zoning Administrator.

FINDINGS:CEQA FINDINGS:

It is hereby found that the proposed project is exempt from the California Environmental Quality Act as specified under section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated February 13, 2006 on file with DPLU Project Number ZAP 05-005.

MSCP FINDINGS:

"It is hereby found that the clearing of up to five acres is located outside of any Pre-Approved Mitigation Area as defined by the Multiple Species Conservation Program. As such, it is considered too small to pose a potential impact to the assembly of a preserve system. Furthermore, because it is located outside of the Pre-Approved Mitigation Area, it is not considered to be critical for preserve assembly."

MISCELANEOUS FINDINGS:

"It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance."

MINOR USE PERMIT FINDINGS:

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

1. Harmony in scale, bulk, coverage and density;

Currently the project site is developed with a two-story, 2,771 square-foot single-family residence, a 660 square-foot detached garage and a 484 square-foot barn. The project site is also developed with a large concrete driveway leading to the detached garage and barn on the southern half of the property. Behind the existing residence and accessory structures is a pool.

Scale and Bulk: The applicant proposes a two-story, 1,680 square-foot detached accessory structure, which consists of a 1,200 square-foot living area and an attached 480 square-foot garage located below the living area. The existing driveway will be expanded to curve down and around to the south of the proposed structure because the garage access faces

south, away from the street. The living area is planned above the garage and this design will keep the bulk and scale of the structure at a minimum because the garage will not be visible from the two most sensitive views, which are from the two streets, Itzamna Road and Nabal Drive to the North and West respectively. This design is necessary in order to minimize the bulk and scale of the structure as well as any earthwork that may be needed. This proposed structure will replace an existing barn as it is proposed in the barns current location. The removal of the barn and the placement of this proposed accessory unit will allow this property to retain its current character with regards to scale and bulk. This is especially true when viewed from the west since this is currently the most direct view of the proposed location and the existing barn. Views from the north, east and south are obscured by thick, mature landscape material synonymous with this portion of the Valle de Oro Community character.

The project is located on a half-acre parcel in a Rural Residential (RR2) zone. The surrounding parcels carry the same zoning regulations, however many undersized parcels are found adjacent to this parcel making it one of the larger parcels in the immediate area. The development of the surrounding area is similar to that of this parcel, in that each parcel in the immediate area is developed with a custom built single-family residence and dense mature landscaping. This parcel is located on the southeast corner of Itzamna Road and Nabal Drive and is down grade from Itzamna Road. The setbacks for the second dwelling unit are in conformance with the "G" setback designation.

In conclusion, the second dwelling unit will replace an existing dilapidated barn and is setback into the southeast corner of the parcel, away from surrounding residences, shielded from view by dense, mature landscaping. The second dwelling unit will utilize the topography of the parcel by placing the garage below the living area, so as to have the appearance of a single story accessory structure when viewed from the more sensitive views from the roads, thus ensuring this project is compatible with the overall scale and bulk of the surrounding properties.

Coverage: The proposed second dwelling unit would add a total of 716 square-feet to the existing 3,915 square-foot coverage made up of the existing dwelling unit, detached garage and barn. By replacing the 484 square-foot barn with a 1,200 square-foot second dwelling the coverage of the lot increases 716 square-feet or 3.1%. Conversely, nearly 80% of the lot is not covered by above ground structures. This coverage is compatible with the coverage of the surrounding parcels as coverage ranges from 12 to 22% in an area where many of the lots are smaller than the required half-acre.

Density: The maximum density for the area is 2 dwelling units per acre. However, this project is not subject to density regulations because it is designated as a second dwelling unit and is regulated as such by the Zoning Ordinance. Section 6156x 12 ii allows a second dwelling unit to be greater than 30% of the living area of the primary dwelling, not to exceed 50% thereof or 1,200 square-feet, which ever is less upon approval of a Minor Use Permit. Further, section 4105 of the Zoning Ordinance states that the density prohibition shall not apply to dwellings permitted by the Accessory Use Regulations.

2. The availability of public facilities, services and utilities;

Project facility availability forms submitted with the minor use permit application certify the availability of services to the proposed project. Service availability letters were received from the San Miguel Consolidated Fire Protection District, the Helix Water District, the La Mesa-Spring Valley School District, the Grossmont Union High School District and the Otay Water District certifying the availability of sewer service.

3. The harmful effect, if any, upon desirable neighborhood character;

The proposed second dwelling unit will replace an existing accessory unit called out as a barn on the plot plan. The removal of the barn and the placement of this proposed accessory unit will allow this property to retain its current character with regards to scale and bulk. This is especially true when viewed from the west since this is currently the most direct view of the proposed location and the existing barn. Views from the north, east and south are obscured by thick, mature landscape material synonymous with this portion of the Valle de Oro Community character. Views from these directions are also obscured due to the topography of the lot and the placement of the surrounding residences. Also, the existing detached garage, which is to remain, will shield a large portion of the proposed unit from the view of passer-by's on Nabal Drive, thus leaving only a small portion of the proposed unit visible in this area. Section 6156x 8. requires the architectural design, building materials, colors and, if provided, covered parking to be substantially the same as those of the primary dwelling. By meeting this requirement the second dwelling unit will not appear to be another, smaller parcel because the nature of the development in this area is custom built single-family residences, each with a character all its own. Each lot has a home that is unlike the next one. By virtue of resembling the primary unit, the secondary unit is not likely to be mistaken for a separate development or high-density, small

parcel development, thus not having a harmful effect, if any, upon desirable neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets;

The proposed project will result in an additional 10 Average Daily Trips (ADT). The project was reviewed by Department of Public Works (DPW) staff and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project generates 10 additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at Level of Service (LOS) F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and will not exceed the five additional trips to a critical move threshold, especially when the trips are distributed on the road network. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. In addition, the Board of Supervisors adopted the Transportation Impact Fee Ordinance (TIF) on April 13, 2005, which allows for property owners to mitigate for cumulative traffic impacts through the payment of a fee at the building permit stage of a project, thus minimizing the overall impact to traffic.

5. The suitability of the site for the type and intensity of use or development which is proposed;

The site is surrounded by residential uses. The structure meets all the Zoning requirements for the site, has adequate existing access from Nabal Drive to the west, services and utilities are available, and no sensitive resources exist on-site. There will not be a need for extensive grading as the project is designed. Therefore, the site is suitable for the second dwelling unit.

The Valle de Oro Community Plan has a goal to "Support a distribution of housing by structure type, cost, design and tenure to ensure that households of all socio-economic groups are able to obtain housing within an adequate living environment." (Page 24)

Also, Section 65852.150 of State Law is a legislative finding regarding second units and it states, "The legislature finds and declares that second units are a valuable form of housing in California. Second Units provide

housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second units benefit from added income and an increased sense of security.

It is the intent of the Legislature that any second-unit ordinances adopted by the local agencies have the effect of providing for the creation of second units and that provisions in these ordinances relating to matter including unit size, parking, fees and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of the homeowners to create second units in zones in which they are authorized by local ordinances."

Therefore, this site is suitable for this type and intensity of development which is proposed.

6. Any other relevant impact of the proposed use.

None identified.

- b. That the impacts, as described in Paragraph "a" of this section and the location of the proposed use will be consistent with the San Diego County General Plan.

The proposed project is consistent with the General Plan because the designation for the subject property, (3) Residential in the Current Urban Development Area (CUDA), provides for single-family residential development and associated accessory structures. The Valle de Oro Community Plan has a goal to "Support a distribution of housing by structure type, cost, design and tenure to ensure that households of all socio-economic groups are able to obtain housing within an adequate living environment." (Page 24)

- c. That the requirements of the California Environmental Quality Act have been complied with.

The project has been found to be categorically exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines because the project proposes the new construction of a small structure.

NOTICES:

NOTICE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES,

REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions required in all Conditions begins on March 7, 2006.

NOTICE: The Project was found to have "de minimus" impacts on fish and wildlife resource, therefore no fee is required.

The decision of the Zoning Administrator becomes final on the eleventh day following the date on this permit unless prior to that date, you or a protestant files a written appeal to the Planning Commission accompanied by a fee of seven hundred and fifty dollars (\$750.00). Filing of an appeal will stay the decision of the Zoning Administrator until a hearing on your application is held and action is taken by the Planning Commission.

The foregoing was a decision by the Zoning Administrator on March 7, 2006. A copy of this decision is on file in the office of the Zoning Administrator and a copy was mailed to the applicant at the address shown on the application.

GARY L. PRYOR, Director
Department of Planning and Land Use

By:
ROSE M. GARDUÑO
Zoning Administrator

RG:MH:jcr

cc: J. M. Rigger, Architect, A.I.A. 1155 Camino Del Mar #430 Del Mar, CA 92014
Valle de Oro Planning Group, Andy Washburn, P.O. Box 127, Valley Center, CA
92082-0127
Joseph Farace, AICP, Planning Manager, Department of Planning and Land
Use, M.S. 0650

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